

**GLASTONBURY TOWN COUNCIL  
REGULAR MEETING MINUTES  
TUESDAY, OCTOBER 13, 2015**

The Glastonbury Town Council with Town Manager, Richard J. Johnson, in attendance, held a Regular Meeting at 7:00 p.m. at the Council Chambers of Town Hall, 2155 Main Street, Glastonbury, Connecticut.

**1. Roll Call**

*Council Members*

Dr. Stewart Beckett III, Chairman  
Mr. Whit C. Osgood, Vice Chairman  
Mrs. Jill Barry  
Ms. Karen Boisvert  
Mr. Lawrence J. Byar  
Mr. Kurt P. Cavanaugh {excused}  
Mr. William T. Finn  
Mr. Thomas P. Gullotta {excused}  
Mrs. Cara (Tonucci) Keefe

**a) Pledge of Allegiance**

*Led by Chairman Beckett*

**2. Public Comment.**

*Mrs. Carolyn Treiss of 207 Hubbard Street* noted that she was once a Council Member and knows that funding is not always clear cut. She spoke on behalf of her sons who attend Buttonball school. She said that there were several years the Board of Education put Air Conditioning at the top of the CIP list but it was not supported by the Town Council. She said that she has heard comments that it was not necessary because they didn't have it in the past. She said that much has changed in education and there are increased expectations of the students and the teachers. She continued saying the stakes are high, they have had 16 days with classroom temperatures in the 90's which is not conducive to learning and represents 11% of the school year. She said that at curriculum night, she spent 30 minutes in the classroom dripping sweat and couldn't pay attention. She urged the Council to imagine a 7 year old child in those conditions. She said that companies close down if they lose air conditioning. She emphasized it was not a nice to have but a critical component of a top tier educational system. She urged the Town Council to take the Board of Education funding request seriously and Air Conditioning in the schools funded.

*Mr. Ethan Reid of 37 Strickland Street* said he had two school aged children at Hebron Avenue School. He conveyed that he stood there on Parent's Night and sweat in the heat but the teacher had been there all day long, too. He said that if it were 80 degrees now, the meeting would be postponed. He urged the Council to get the study done for air conditioning in the remaining

schools. He noted that they moved here for the top tier education but a slippery slope if three weeks out of the year, the children can't keep their heads up.

3. **Special Reports.** *None*

4. **Old Business.** *None*

5. **New Business.**

(a) **Discussion concerning bridge replacement project – Eastern Boulevard over Salmon Brook.**

Mr. Johnson briefly reviewed his memo on the topic to the Council dated October 9, 2015, noting that he wants to be sure all are on the same page before proceeding. Mr. Dan Pennington, Town Engineer, explained that the bridge is rated a 4 (Poor) due to structural issues and not because of small capacity for traffic or accident rate. He said it was a steel and asphalt construction and that they would likely choose Accelerate Bridge Construction Technology because there is a lot of traffic to displace. He noted that there are any number of form, rail and color options but they aren't at that point in the discussion.

Mr. Rob Pryor of GM2 Associates, said that it is a 2-corrugated pipe bridge with deterioration, road settlement and cracking of the concrete headers. He said that they reviewed alternatives evaluating factors of cost, ease of construction, environmental impact, water flow capacity and construction schedule. He noted that for the alternatives delineated in their recommendation, the pavement width and slope are all the same and include a 5' concrete sidewalk. He emphasized that repair of the existing bridge was dismissed because it would reduce the capacity of the water and they couldn't get a 75 year lifespan. He reviewed the three alternatives, the first being prestressed concrete with shafts to the bedrock emphasizing that while not the least expensive, it is the shortest schedule at 8 weeks, with the least environmental impact. He added that this would require annual maintenance, however. Ms. Boisvert asked if the foundation would be replaced and Mr. Pryor said all would be removed and replaced.

Mr. Pryor reviewed the second alternative which is a rigid frame, culvert looking pre-cast with substructure below adding to the environmental impact and a 12 week schedule. Vice Chairman Osgood asked if this alternative had the same maintenance issue as the first alternative to which Mr. Pryor responded no. Ms. Boisvert asked about the capacity. Mr. Pryor noted that they want to be sure there is capacity for the water to pass under the bridge to prevent back-up and overtopping. He reviewed the third alternative which is to replace the existing culverts with a new concrete box saying that this is the low cost option but has the most environmental impact and the longest construction schedule and permitting process.

Ms. Boisvert questioned the list of bridge issues to resolve. Mr. Pryor said that they have a bridge manual and must comply. Chairman Beckett said that they must repair or replace, they must take action with which Mr. Pryor agreed. Ms. Boisvert asked about what would remain of the existing bridge. Mr. Pryor said that none of the existing foundation or substructure will exist. Mr. Finn noted that repair was dismissed and asked if that option would have required the sewer

Vice Chairman Osgood noted that the difference between the first two monetarily is minor but noted the road closure and asked about the regular maintenance. Mr. Pryor said he would get more information about the maintenance. Mr. Pennington said that the road closure is 8 weeks versus 12 weeks. He said that while they don't have the definitive figures on the expansion joint maintenance, he is not concerned, it is likely a once every 5 year maintenance instead of annual and would likely be handled with the road overlay. Mr. Finn said that alternative 1 also has the least impact to the environment and he favors the first alternative. Mr. Pennington added that when seeking permits, they would have to note if they have an alternative with less impact to the environment.

**Result:** Motion passes unanimously {7-0-0}.

Mr. Johnson reviewed his memo on the topic to the Council dated October 9, 2015, noting that they are trying to give Youth & Family Services more space and separate the clinical space from the programming space. He said that there is a little excess budget and they need to fine tune it but didn't want to proceed without being sure the Council approved of the concept. Mr. Finn praised Youth & Family Services and was pleased with the opportunity to help the organization with all they do for families who need help and with their programming that is so well received by the community. He wanted to know if this plan would meet their needs. Ms. Durlene Mikkelson, Director of Youth & Family Services, said that the staff is thrilled with the plans. Mrs. Keefe asked how they publicize their services. Ms. Mikkelson said that they run ads and get a lot of referrals from the school system. Chairman Beckett was pleased they were able to look at 650 square feet instead of just 500. A consensus was reached in favor of the proposed concept plan.

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Mr. Johnson reviewed his memo on the topic to the Council dated October 9, 2015, noting that they are proposing to purchase 24.5 acres off Thompson Street. He said that the owner is retaining a parcel with the home and about 1 acre of land and that there is a question about the location of the well and septic which will drive the shape and location of the retained acre. He said that he proposes they fund from the general fund and that it be reimbursed by the grant. He said that the taxes are about \$80 due to the forested land. He reviewed the timeline suggesting a hearing the end of November and early December and a closing by December 18, 2015. Ms. Boisvert asked if there were restrictions with the state grant. Mr. Johnson said that there will be a conservation easement placed and only passive recreation will be permitted. Ms. Boisvert asked if the firing range were in this area to which Mr. Johnson said no. Chairman Beckett asked about the two hearings. Mr. Johnson said that December 1<sup>st</sup> would be the second hearing.

**Motion By:** Vice Chairman Osgood                      **Seconded By:** Mrs. Barry3.  
BE IT RESOLVED, that the Glastonbury Town Council hereby approves the following actions for proposed purchase of the 24.5± acre Somers parcel:

1. Referral to the Town Plan & Zoning Commission pursuant to Connecticut General Statutes Section 8-24.
2. Referral to the Board of Finance for a funding report and recommendation.
3. Schedules public hearing for 8:00 p.m. on Tuesday, October 27, 2015.

**Result:** Motion passes unanimously {7-0-0}.

**(e) Action on wage adjustment for Town Manager effective July 1, 2015.**

**Motion By:** Vice Chairman Osgood                      **Seconded By:** Mrs. Barry  
BE IT RESOLVED, that the Glastonbury Town Council hereby approves a 2.25% wage adjustment for Richard J. Johnson, Town Manager, effective July 1, 2015 for a new annual salary of \$176,870, and a \$4,000 payment to the Town Manager's retirement account.

**Disc** Mrs. Barry praised Mr. Johnson saying that the success of Glastonbury is largely due to him. Ms. Boisvert said that there is a lot on the agenda, Mr. Johnson has to answer to the nine Council Members and does a great job. Mr. Finn praised Mr. Johnson saying the new package is well deserved. Mrs. Keefe praised Mr. Johnson saying she was amazed at his accomplishments around town. Mr. Byar said that Mr. Johnson did a great job, there were challenges but he rose to meet them. Chairman Beckett thanked Mr. Johnson and said he is asked at CRCOG how Glastonbury gets so much done and he answers, Richard Johnson.

**Result:** Motion passes unanimously {7-0-0}.

**6. Consent Calendar.**

- (a) Action to schedule a joint Town Council/Town Plan & Zoning Commission preliminary public hearing on a proposed 142± congregate housing facility – Glastonbury Retirement Residence, Hawthorne Retirement Group, Eastern Boulevard.**

**Motion By:** Vice Chairman Osgood                      **Seconded By:** Mrs. Barry  
BE IT RESOLVED, that the Glastonbury Town Council (Zoning Authority) hereby schedules a Joint Preliminary Council and Town Plan & Zoning Public Hearing for 8:00 p.m. on Tuesday, December 1, 2015 in the Council Chambers of Town Hall, 2155 Main Street, on the preliminary plan by Hawthorne Retirement Group to construct a 142± unit retirement/senior residential community on a 5+ acre site located off Eastern Boulevard.  
**Result:** Motion passes unanimously {7-0-0}.

## **PUBLIC HEARINGS AND ACTION ON PUBLIC HEARINGS – 8:00 P.M.**

### **NO. 1 SALE OF TOWN-OWNED PROPERTY AT 232 WILLIAMS STREET, PURSUANT TO THE AGREEMENT FOR SALE AND PURCHASE OF REAL ESTATE DATED SEPTEMBER 22, 2015.**

Mr. Johnson reviewed his report to the Council dated October 9, 2018, noting the due diligence should be done by November 23, 2015, upon which he would propose they pursue the zone change with a closing date by January 29, 2015. Vice Chairman Osgood said that Mr. Johnson had done a good job getting the purchase and sale agreement to this point and he would be happy to get this property back on the tax rolls. Chairman Beckett called for public comment but no one spoke. Hearing nothing further, he closed the public hearing.

**Motion By:** Vice Chairman Osgood                      **Seconded By:** Mrs. Barry  
BE IT RESOLVED, that the Glastonbury Town Council hereby approves sale of the town-owned property at 232 Williams Street, pursuant to the Agreement for Sale and Purchase of Real Estate dated September 22, 2015 and as described in a report by the Town Manager dated October 9, 2015.  
**Result:** Motion passes unanimously {7-0-0}.

## **7. Town Manager's Report.**

**Motion By:** Vice Chairman Osgood                      **Seconded By:** Mrs. Barry  
BE IT RESOLVED, that the Glastonbury Town Council hereby accepts the expense report of the Town Manager, as presented.  
**Result:** Motion passes unanimously {7-0-0}.

Mr. Johnson reviewed his report to the Council dated October 9, 2018, noting the recognition received by the town in its energy efficiency and job order contracting. He also noted the installation of the solar powered trash compactor. He said that they had a drone take pictures for marketing of the boat house. He noted letters from a cell company about canister antennas. Chairman Beckett said he would like to hear from Verizon at a meeting. Mrs. Keefe asked about the sidewalk projects. Mr. Johnson said that they are awaiting the delivery of a prefab bridge in early November for Williams Street and Naubuc should be done this construction season. Vice Chairman Osgood said that Naubuc is a great addition to the area.

Mr. Byar praised the Town Manager for his work that was recognized on energy efficiency and job order contracting. He asked about other solar options. Mr. Johnson said that they keep looking noting potential expansion of the bus yard, over the parking lot at town hall and the new maintenance barn. Mrs. Barry noted the letter received from the Board of Education on Air Conditioning and asked if they were going to proceed. Vice Chairman Osgood said that the CIP process is in early December and the Board of Education is familiar with the process and timing. Chairman Beckett said that he might not be remembering right but that the last few years, he thought the Board of Education priorities had been school security and the Gideon Welles window project. He said that he didn't remember having enough information put together on Air Conditioning for the Council to take action. Mr. Byar said that if Dr. Bookman brings this forward, he would like to be sure all options and there costs are considered.

Ms. Boisvert noted traffic counting bands on Route 17 and asked about expansion since they were considering sidewalks in the area. Mr. Johnson said they would approach the state first and would get more information on how sidewalks are handled along a state roadway. Chairman Beckett noted the percentage of solid waste that is recycled noting that we are at 20% and other areas of the country are looking at striving for 60%.

8. **Committee Reports.** **None**  
(a) **Chairman's Report.**

9. **Communications.**  
(a) **Letter from SBA Communications re changes to its telecommunications facility at 58A Montano Road.**  
(b) **Letter from CT Siting Council re Cellco/Verizon modifications to facility at 374 Three Mile Road.**  
(c) **Letter from CT Siting Council re T-Mobile modifications to facility at 374 Three Mile Road.**

10. **Minutes**

- (a) **Minutes of September 22, 2015 Council Regular Meeting.**

**Motion By:** Vice Chairman Osgood **Seconded By:** Mrs. Barry  
BE IT RESOLVED, that the Glastonbury Town Council hereby approves the minutes as submitted for the regular meeting held September 22, 2015.  
**Result:** Motion passes unanimously {7-0-0}.

11. **Appointments and Resignations.**

- (a) **Resignation of Rocco Fierravanti from the Board of Fire Commissioners (R-2017).**

**Motion By:** Vice Chairman Osgood **Seconded By:** Mrs. Barry  
BE IT RESOLVED, that the Glastonbury Town Council hereby accepts, with regret, the resignation of Rocco Fierravanti from the Board of Fire Commissioners.

**Result:** Motion passes unanimously {7-0-0}.

**12. Executive Session.**

- (a) Pending litigation – LAC Group v. Town of Glastonbury.
- (b) Potential property acquisition.
- (c) Pending litigation – Roger Emerick vs. Town of Glastonbury

**Motion By:** Vice Chairman Osgood                      **Seconded By:** Mrs. Barry  
BE IT RESOLVED, that the Glastonbury Town Council hereby enters executive session at 8:20 pm for the purposes of discussing Pending litigation – LAC Group v. Town of Glastonbury, potential property acquisition and pending litigation – Roger Emerick vs. Town of Glastonbury.  
**Result:** Motion passes unanimously {7-0-0}.

*Present for the executive session were Town Council Members: Dr. Stewart Beckett III, Chairman, Mr. Whit C. Osgood, Vice Chairman, Mrs. Jill Barry, Ms. Karen Boisvert, Mr. Lawrence J. Byar, Mr. William Finn and Mrs. Cara Keefe with Town Manager, Richard J. Johnson.*

**Motion By:** Vice Chairman Osgood                      **Seconded By:** Mrs. Barry  
BE IT RESOLVED, that the Glastonbury Town Council hereby exits executive session at 8:40 pm.  
**Result:** Motion passes unanimously {7-0-0}.

**13. Adjournment**

**Motion By:** Vice Chairman Osgood                      **Seconded By:** Mrs. Barry  
BE IT RESOLVED, that the Glastonbury Town Council hereby adjourns their regular meeting of October 13, 2015, at 8:41 pm.  
**Result:** Motion passes unanimously {7-0-0}.

Respectfully submitted,

**Kimberly Meanix Miller**

Kimberly Meanix Miller  
Recording Clerk



Stewart Beckett, III  
Chairman